

**Certificate of Notice Page 1 of 2**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 James E. DiDio  
 Debtor

Case No. 18-12499-elf  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: PaulP  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Apr 25, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 27, 2019.

db +James E. DiDio, 814 Conshohocken State Road, Gladwyne, PA 19035-1428

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 27, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 25, 2019 at the address(es) listed below:

ANDREW TEITELMAN on behalf of Defendant James DiDio ateitelman@teitelaw.com  
 GARY F. SEITZ gseitz@gsbblaw.com, gfs@trustesolutions.net  
 GARY F. SEITZ on behalf of Trustee GARY F. SEITZ gseitz@gsbblaw.com, gfs@trustesolutions.net  
 HARRY J. GIACOMETTI on behalf of Debtor James E. DiDio harry.giacometti@flastergreenberg.com,  
 harry.giacometti@ecf.inforuptcy.com; jackie.parsio@flastergreenberg.com; jennifer.vagnozzi@flastergreenberg.com  
 HOLLY SMITH MILLER on behalf of Trustee GARY F. SEITZ hsmiller@gsbblaw.com  
 JAY E. KIVITZ on behalf of Creditor The Bancorp Bank jkivitz@kivitzandkivitz.com  
 KEVIN G. MCDONALD on behalf of Creditor M&T BANK bkgroup@kmlawgroup.com  
 KEVIN G. MCDONALD on behalf of Creditor M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST  
 COMPANY S/B/M TO HUDSON CITY SAVINGS BANK bkgroup@kmlawgroup.com  
 PAUL A.R. STEWART on behalf of Plaintiff Marla J. Green pstewart@legalhelm.com,  
 jurisabnelson@gmail.com  
 PAUL A.R. STEWART on behalf of Interested Party Marla J. Green pstewart@legalhelm.com,  
 jurisabnelson@gmail.com  
 REBECCA ANN SOLARZ on behalf of Creditor M&T BANK bkgroup@kmlawgroup.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 12

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

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IN RE: James E. DiDio

Debtor(s)

CHAPTER 7

M&T BANK A/K/A MANUFACTURERS AND  
TRADERS TRUST COMPANY S/B/M TO HUDSON  
CITY SAVINGS BANK

NO. 18-12499 ELF

Movant

vs.

11 U.S.C. Section 362

James E. DiDio

Debtor(s)

Gary F. Seitz Esq.

Trustee

**ORDER**

AND NOW, this 25th day of April, 2018 at Philadelphia, upon withdrawal of creditor Marla Green's response, it is:

**ORDERED** THAT: the Motion for Relief from the Automatic Stay is **granted** and the automatic stay under 11 U.S.C. Sections 362 is **modified** with respect to the subject premises located at 1320 Monk Road, Gladwyne, PA 19035 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



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**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**